

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1B BAINBRIDGE AVENUE SEAFORD VIC 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Seaford

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale













65 ROSSLYN AVENUE SEAFORD VIC 3198	\$735,000	18-Jan-25
11 BAYSIDE GROVE SEAFORD VIC 3198	\$700,000	28-Nov-24
3/3 BARRY STREET SEAFORD VIC 3198	\$715,000	10-Dec-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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	65 ROSSLYN AVENUE SEAFORD VIC 3198  3  2  1	Sold Price \$735,000 Sold Date 18-Jan-25 Distance 1.18km
	11 BAYSIDE GROVE SEAFORD VIC 3198  3  1  2	Sold Price \$700,000 Sold Date 28-Nov-24 Distance 1.93km
	3/3 BARRY STREET SEAFORD VIC 3198  3  2  2	Sold Price ^{RS} \$715,000 Sold Date 10-Dec-24 Distance 1.99km

RS = Recent sale

UN = Undisclosed Sale

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